

Hacienda Sian Kaan

Region: Tulum **Sleeps:** 18

Overview

Those looking for unparalleled luxury, stunning architecture and state-of-the-art amenities, paired with private beaches, exotic palms, and ocean views, need look no further than Hacienda Sian Kaan. This enchanting estate perched on the edge of the Caribbean sea in Tulum, Mexico, is set in the heart of the 1 million acre Sian Ka'an Nature Reserve and is surrounded by 1km of private white sandy beach, lush tropical jungle, and shady coco palms.

Hacienda Sian Kaan accommodates up to eighteen guests across nine beautifully stylish bedrooms, and boasts stunning architecture and Spanish colonial design, as well as a rooftop terrace and private swimming pool, bedroom balconies, and incredible sunrise and sunset views. Guests staying at the villa will benefit from spacious outdoor seating areas - some in the shade, and some that provide fabulous sunbathing opportunities, and there is an outdoor grill as well as a fire pit - perfect for beach barbecues.

Venturing inside guests will be greeted by the exotic and palatial decor, which includes huge floor to ceiling glass doors to show off the panoramic views, as well as the rich dark wood of hand crafted furniture, stylish chandeliers, incredible arches, and splashes of crimson and gold, teal, purple and magenta in the authentic artworks and furnishings. There is a media room as well as a comfy library space, perfect for winding down after a busy day, gym equipment, and a well-equipped kitchen which features modern amenities such as a coffee maker and espresso machine, food processor and blender.

The bedrooms at Hacienda Sian Kaan are no less luxurious or impressive, with four-poster beds, romantic lace drapes and crisp white linens, all perfectly complemented by colourful hand woven rugs and artworks. The ensuite bathrooms are fresh and vibrant in design with contemporary white suites and bright, hand crafted tiles offering a pop of colour.

Facilities

Maid Service Included • Villa • Quirky (Unique) • Wow Factor • Beachfront • Watersports • Waterfront • Romantic • Rural Location • Cots (Cribs) • Private Pool • Walk to Beach • Beach Nearby • Air-Con • Wi-Fi/Internet • Chef/Cook Included • Instagrammable • Pre-Stocked Fridge Available • Yoga Classes Available • Spa Treatments Available • Transfers Available • On-Site Concierge • Children's videos/DVDs • Breakfast Included • Children's books • Butler Included • Security guard • Pool inflatables • Ideal for Kids • Ideal for Teens • Coffee Machine • Safety Deposit Box • Ideal for Parties • Ideal for Xmas/NY • Food blender • Satellite TV • TV • Home Cinema • Ceiling Fans • High Chair(s) • Parking Space • Seaview • Sailing • Canoeing/Kayaking • Walking/Hiking Paths • Fishing •



Interior & Grounds

The Villa

Hacienda Sian Kaan is a truly incredible 9-bedroom beachfront villa, sleeping up to 18 guests, located in the Yucatan Peninsula, just a 20-minute drive from Tulum's top beach clubs.

Interior

Living Room Building

- Living room with 20-ft high beamed ceilings, built-in bookcases, fireplace, french doors opening to the veranda
- Connected by pasillo to the Kitchen Building

Master Bedroom Building

- Master bedroom with queen-sized canopy bed, private terrace and en-suite bathroom
- Master bedroom with king-size bed, private terrace and en-suite bathroom
- Connected by vaulted coister-like passage to the Living Room Building

Guest Building

- Bedroom with queen-sized canopy bed and en-suite shower room
- Bedroom with queen-sized canopy bed and en-suite shower room
- Bedroom with queen-sized canopy bed and en-suite shower room
- Bedroom with queen-sized canopy bed and en-suite shower room
- Bedroom with queen-sized bed and en-suite bathroom
- Bedroom with queen-sized bed and en-suite shower room
- Bedroom with twin single beds and en-suite shower room

Exterior Grounds

- Private swimming pool
- Wrap-around terrace
- Rooftop terrace
- Exercise equipment
- Golf cart
- Outdoor seating area, shower, and grill
- Beach access with towels and umbrellas
- 5 kayaks
- Snorkel equipment
- Solar panels
- Parking

Additional Facilities

- Wi-Fi connection
- Air conditioning
- Ceiling fans
- TV & DVD
- Library
- Laundry facilities
- Cot
- Highchair
- Security cameras



Location & Local Information

Hacienda Sian Kaan is an estate located in Tulum on the Riviera Maya, a stretch of Caribbean coastline on Mexico's northeastern Yucatan Peninsula. Known for its long beaches, all-inclusive resorts, and spectacular Mayan ruins perched high above the beach. This world-renowned paradise is situated just south of Cancun, and is home to mangroves, lagoons, ecological reserves, and the world's second largest coral reef. Must-visit destinations along the Riviera include Playa del Carmen, once a sleepy fishing village but now a beautiful cosmopolitan town, the largest in the region. If you are interested in shopping, nightlife, and fine dining, then this is the place for you; whether you want a quiet coffee in a quaint cafe, rustic mexican food, or a dance-til-you-drop nightclub, there's something for everyone.

Despite its whirlwind development the area hasn't lost its charm, and visitors are still attracted to its beautiful beaches, perfect weather, and welcoming ambience. Perhaps the most well-known attraction in the peninsula, and maybe even the whole country, is Chichen Itza; a huge complex of pyramid-shaped Mayan ruins, built by the Mayan people 1200 years ago. These famous ruins are a UNESCO World Heritage sight, and really does need to be seen to be believed. The area is large, and is an ensemble of many greatly preserved ruins, not just the one pyramid that ends up in the guidebooks and on Instagram, so you'll need a good couple of hours set aside to discover everything without rushing. Once you have explored this incredible historic sight, why not get a traditional Mayan spa treatment at Hacienda Chichen's Yaxkin Spa? Hidden away in the jungle garden you can choose to have a massage, face mask, algae body wrap, or other treatments, all based on natural Mayan cleaning and healing rituals. The perfect way to relax and indulge.

Local Amenities

Nearest Airport	Cancun International Airport (135 km)
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Nearest Town	Tulum (18 km)
Nearest City	Cancun (145 km)
Nearest Restaurant	Emily's Secret Paradise (2 km)
Nearest Bar/Pub	Tulum Beer Company (18 km)
Nearest Supermarket	Fresh Market (18 km)
Nearest Beach	Beach (50 m)
Nearest Golf	PGA Riviera Maya (42 km)
Nearest Tennis	Tulum Padel & Tennis (17 km)

What we love

- This incredible property really does have it all - grand architectural design, breathtaking views, and surroundings that blend beach and jungle for a truly tropical island paradise getaway
- Hacienda Sian Kaan is part of a 86 acre private estate, set within the Sian Ka'an Biosphere Reserve, a protected UNESCO World Heritage Site
- The villa is packed with state-of-the-art amenities, including a home theatre, ipod station, WiFi access, satellite TV and DVD player

What you should know...

- Please note that you will need to select 18 guests should you wish to have access to all 9 bedrooms. Those selecting fewer guests will only have access to a prorated number of bedrooms based on 2 guests per room
- The villa is set in a rural position and road conditions in the Sian Ka'an biosphere can be challenging, a larger car is recommended
- While the chef service is included in the rental price, there will be an additional charge for ingredients and beverages depending on your menu choice
- As Sian Ka'an being a biosphere reserve, it is not permitted to bring ATVs, water sports equipment such as kiteboards, or audio equipment. It is also forbidden to fish, in order to protect the endangered sea life.

Terms & Conditions

- **Security deposit:** A non-refundable damage insurance of £160 is to be paid at the time of booking. \$4,000 USD is charged to client's credit card before arrival and refunded two weeks after departure, subject to full inspection.
- **Arrival time:** 3 pm.
- **Departure time:** 12 pm.
- **Energy costs included?:** Yes, included in the rental price.
- **Linen & towels included?:** Yes, included in the rental price.
- **Pets welcome?:** Not permitted.
- **Changeover day:** Flexible.
- **End of stay cleaning available?:** Yes. However, guests are required to leave the accommodation clean, tidy and in the same condition as on their arrival. Any extra cleaning, laundry, maintenance and/or rubbish disposal required will be charged against the security deposit.
- **Smoking Allowed?:** Smoking & Vaping are not permitted.
- **Minimum stay:** 7 nights during Christmas and New Years. 4-5 nights during other periods.
- **Tax:** 16% Government Tax, 3% Lodging Tax + 5% Local Service Charge have been included in the rental price.
- **Internet access?:** Wi-Fi internet access included in the rental price.

Villa Conditions:

- Please note that this property requires a 50% deposit at the time of booking.
- Bedrooms will be allocated dependent upon 'Number of Guests' at the time of Booking. Any unused Bedroom(s) may not be available to Guests.
- Strictly quiet hours in the community after 10pm (no loud music allowed), Penalties for noncompliance may apply.
- Please be aware that, due to weather changes and fluctuating ocean currents, the Riviera Maya may experience the presence of naturally occurring seaweed during the summer months.
- Sian Ka'an is a biosphere reserve and it is not permitted to bring ATVs, water sports equipment such as kiteboards, or audio equipment. It is forbidden to fish and pets are not allowed.